

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 20, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: DIR-33777 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to designate Lorenzi Park as an Historic District on the city of Las Vegas Historic Property Register, as approved by Historic Preservation Commission (HPC-33247), on 59.37 acres at 720 Twin Lakes Drive (APN 139-29-301-003), C-V (Civic) Zone, Ward 5 (Barlow).

The Historic Preservation Commission voted to approve the nomination for designation as an Historic District on February 25, 2009 based on the property's ability to meet the requirements for historic designation as listed in Title 19.06.090 I. Designation of Landmarks, Historic Properties and Historic Districts.

The designation of a Landmark, Historic Property or Historic District shall be indicated by the "H" symbol on the zoning maps of the City. The use and development of property affected by a designation shall be governed by [19.06.090 H HISTORIC DESIGNATION] and applicable Design Guidelines adopted thereunder, as well as by the regulations pertaining to the underlying zoning classification(s) for the property, other provisions of the Zoning Code, the City's subdivision regulations and the General Plan. Therefore, whenever it is proposed to alter, remodel, build, or otherwise develop or landscape property that is designated as a Landmark or Historic Property, or that is located within a designated Historic District, and a building permit or other development or zoning permit is required for such work, the applicant must first obtain the approval of the HPC.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
4/1/92	City Council adopted the General Plan with Historic Preservation Plan component.
2/22/92	City Council adopted an amendment to the Municipal Code of the City of Las Vegas which added an historic preservation ordinance, and established the Historic Preservation Commission. Today, the City of Las Vegas Historic Preservation Ordinance is found in the Zoning Code, Title 19.06.090 H HISTORIC DESIGNATION.
1/28/09	Historic Preservation Commission approved nomination report for Lorenzi Park and scheduled public hearing for the designation of the clubhouse on the city of Las Vegas Historic Property Register for February 25, 2009 Historic Preservation Commission meeting.
2/25/09	Historic Preservation Commission approved moving forward with the nomination for Lorenzi Park to Planning Commission.

04/23/09	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #40/cm).
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ANALYSIS

Lorenzi Park, located at 720 Twin Lakes Drive, has been determined eligible for listing on the City of Las Vegas Historic Property Register as an Historic District by the Historic Preservation Commission.

The property meets the following requirements for Historic District designation, as stated in the City of Las Vegas Title 19.06.090, Designation of Landmarks, Historic Properties and Historic Districts, section I: Subsections 1b(i-ii), 1b(ii)A, and 3a(i-iii):

Title 19.06.090 I. Designation of Landmarks, Historic Properties and Historic Districts:

- 1.** An individual property, building, structure or archeological site may be designated as a Landmark if it demonstrates exceptional importance by qualifying under Subparagraphs (a) or (b) below:
 - a.** It meets the criteria for listing on the State or National Register of Historic Places.
 - b.** It is determined to be of exceptional significance and expresses a distinctive character because:
 - (i)** A significant portion of it is at least fifty (50) years old;
 - (ii)** It is reflective of the City's cultural, social, political or economic past; and
 - (iii)** Either:
 - A.** It is associated with a person or event significant in local, state or national history; or
 - B.** It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.
- 3.** An area may be designated as an Historic District if:
 - a.** The area:
 - (i)** Includes a substantial concentration of properties, buildings or structures which individually meet the criteria in Subsection (1) of this Section, as well as other properties, buildings or structures which contribute generally to the overall distinctive character of the area and are united historically or visually by plan or physical development;
 - (ii)** Is bounded by documented historic boundaries such as early roadways, canals, subdivision plats or property lines, or by boundaries which coincide with logical physical or man-made features and reflect recognized neighborhood or area boundaries; and
 - (iii)** Includes non-contributing properties or vacant parcels only to the extent necessary to establish appropriate, logical or convenient boundaries; or
 - b.** The area includes or is composed of one or more archeological sites.

The City of Las Vegas supports the preservation of historic resources with the following documents:

1) The City of Las Vegas *Priorities*:

- Revitalize and invigorate our mature areas and the urban core
- Support and encourage sustainability, livability, and pride in our neighborhoods

2) The *City of Las Vegas Master Plan 2020*:

Reurbanization

OBJECTIVE 1.4: To retain, where viable, historical structures which represent the architectural, cultural and social legacy of the City of Las Vegas.

Neighborhood Revitalization Area

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

3) The City of Las Vegas *Historic Properties Preservation Plan Element*:

Goal: Promote the educational, cultural, economic, and general welfare of the public through the preservation, maintenance and protection of structures, sites and districts of significant historic, architectural, and archaeological interest within Las Vegas.

Objective 1: Promote the preservation, maintenance and protection of structures, sites and districts of historic interest within Las Vegas.

Objective 3: Promote and encourage the rehabilitation and reuse of historic resources.

Objective 4: Promote and encourage the stability of designated historic neighborhoods, sites and landmarks by preserving their historical and architectural integrity.

Historic Significance¹

The area known today as Lorenzi Park has been a site of importance throughout Las Vegas history. It served as a site of recreation and entertainment for visitors and residents alike. The addition of a motel to the site in 1949 linked the site to the larger histories of dude ranching and divorce in Nevada. The motel played an important role as divorce seekers obtained their needed residency at the motel. The motel also hosted visitors from around the country seeking a real “Western” experience offering horseback riding, rodeo events, fishing, and authentic food. Finally, scientists working at the Nevada Test Site called the motel home when housing was scarce in the city. The remaining motel buildings and the continued fishing in the two lakes create an important glimpse of the past and will allow for an interpretable site. The development of the Twin Lakes Lodge and the namesake lakes help illustrate the trajectory of history in Las Vegas. The property is significant on the local level in the areas of recreation and tourism.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

23

NOTICES MAILED

NEWSPAPER ONLY

HPC APPROVALS

13

PC APPROVALS

0

HPC PROTESTS

2

PC PROTESTS

0

¹ Moor, Angela. *Lorenzi Park*. Nomination report to the National Register of Historic Places, August 2007.